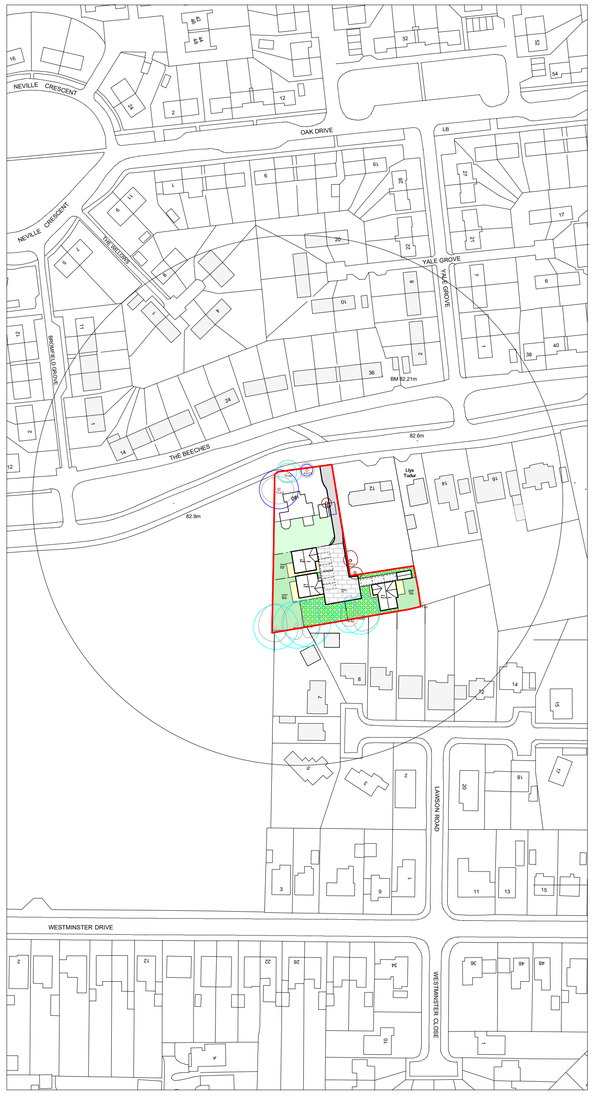


Site Plan 1:250



Location Plan 1:1250

Green Infrastructure Statement

The proposed residential development on land to the rear of 10 Rhosnesni Lane, Wrexham, has been designed to retain and enhance the site's existing green infrastructure wherever practicable.

Existing trees and mature vegetation will be retained where possible to maintain the character of the site, provide visual screening and support local biodiversity. The layout has been developed to integrate soft landscaping throughout the development, including private gardens and new native planting.

These measures will strengthen ecological connectivity, improve the appearance of the development and contribute to a greener residential environment. The development will incorporate Sustainable Drainage Systems (SuDS), where required, to manage surface water runoff. Permeable surfaces and landscaped areas will help reduce flood risk, improve water quality and provide additional environmental benefits.

Opportunities to enhance biodiversity will be incorporated through shrub planting, together with features such as bird and bat boxes where appropriate. These measures will contribute to the duty to maintain and enhance biodiversity under the Environment (Wales) Act 2016. Overall, the proposal responds positively to the principles of Planning Policy Wales by protecting existing green infrastructure and providing new landscaping and ecological enhancements.

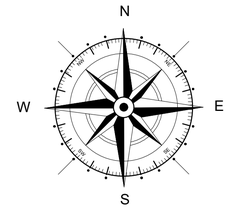
The development will create an attractive and sustainable residential environment while integrating successfully with the surrounding area.



Schwegler 1FR Bat Tubes to be installed within brickwork of new dwellings.



Schwegler 1SP Sparrow terrace box to be fitted to new dwellings at suitable locations.



Key

- Surrounding Buildings
- Application Site
- Land owned by applicant

Dwelling

Building Parameter	Minimum (mm)	Maximum (mm)
Depth	9910	10300
Width	9000	11025
Height	4210	7920

Garage

Building Parameter	Minimum (mm)	Maximum (mm)
Depth	5900	6100
Width	3150	3500
Height	3500	3850

Rev	Date	Detail	Initial

Project:

Proposed new dwellings at 10 Rhosnesni lane, Wrexham, LL12 7LY

Title:	Scale: (A1)
Planning: Site & Location Plan	1:250 & 1:1250

Drawn By:	Date:
D.J.Edwards	Aug 2026
Drawing No:	Sheet:
A071/004	1 of 1

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